

IN RE: PETITION FOR ADMIN. VARIANCE
S/S Class Court, 358' N of the
c/l of Waltham Woods Road
(9 Class Court)
9th Election District
6th Councilmanic District

Samuel Blow
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-383-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 9 Class Court, located in the vicinity of Parkville in the Satyr Woods subdivision. The Petition was filed by the owner of the property, Samuel Blow. The Petitioner seeks relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 12 inches in lieu of the minimum required 10 feet for an attached garage, and to amend the Third Amended Final Development Plan of Satyr Woods, accordingly. The subject property and relief sought are more particularly described on the site plan submitted with the Petition filed and marked into evidence as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion

COPIES RECEIVED FOR FILING
3/23/95
By

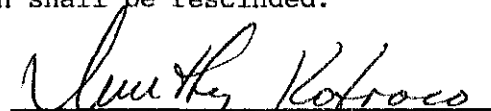
4/10/95

of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 23rd day of May, 1995 that the Petition for Administrative Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 12 inches in lieu of the minimum required 10 feet for an attached garage, and to amend the Third Amended Final Development Plan of Satyr Woods, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 5/23/95
By [Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

May 23, 1995

Mr. Samuel Blow
9 Class Court
Baltimore, Maryland 21234

RE: PETITION FOR ADMINISTRATIVE VARIANCE
S/S Class Court, 358' N of the c/l of Waltham Woods Road
(9 Class Court)
9th Election District - 6th Councilmanic District
Samuel Blow - Petitioner
Case No. 95-383-A

Dear Mr. Blow:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration Office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

~~File~~



Petition for Administrative Variance

75-383-A

to the Zoning Commissioner of Baltimore County

for the property located at 9 Class Court

which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.C.1

To allow a side yard setback of 12 inches in lieu of the required 10 feet for an attached garage & to amend the 3rd Amended FDP of Satyr Woods.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1) To insure the safety of my family, when arriving at night hours. 2) To preserve the finish & value of my cars. 3) To prevent dents & scratches from children's play
* A door will be installed from the garage to the house.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee

Legal Owner(s)

(Type or Print Name)

(Type or Print Name)

Signature

Signature

Address

(Type or Print Name)

City State Zipcode

Signature

Attorney for Petitioner

(Type or Print Name)

Address

Signature

City

State

Zipcode

Address

Phone No

Name

City

State

Zipcode

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY: R.T.

DATE: 4-25-95

ESTIMATED POSTING DATE: 5-7-95

Printed with Soybean Ink
on Recycled Paper

ITEM #: 378

MICROFILMED

ORDER RECEIVED FOR FILING

Date 5/23/95

By [Signature]

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 9 Class Court
address
Baltimore md 21234
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

This two car garage will allow my Family to enter into the house without going outside. This would make it safe & secure For them. Also From a safety perspective, during inclement weather, walking will not be hazardous. Preserving the value of my cars is also a concern.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Samuel Blow
(signature)
Samuel Blow
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HERBY CERTIFY, this 24th day of April, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Samuel Blow

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

April 24, 1995
date

Gary A. Roof
NOTARY PUBLIC

My Commission Expires: 01/06/99

EXAMPLE 3 - Zoning Description

- 3 copies

Three copies of the zoning description of your property are required. This is a sample to help you with the description - DO NOT USE THIS FORM FOR "FILL-IN THE BLANK". Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 9 CLASS COURT, BALTO. MD 21234
(address)

Beginning at a point on the SOUTH side of CLASS COURT
(north, south, east or west) (name of

street on which property fronts) which is 50'
(number of feet of right-of-way width)

wide at the distance of 358' ± NORTH of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street WALTHAM WOOD RD.
(name of street)

which is 70' wide. *Being Lot # 39,
(number of feet of right-of-way width)

Block , Section # 2 in the subdivision of SATYR WOODS
(name of subdivision)

as recorded in Baltimore County Plat Book # 46, Folio # 98, containing

11,940 SQ. FT. Also known as # 9 CLASS COURT
(square feet or acres) (property address)

and located in the 9 Election District, 6 Councilmanic District.

ITEM # 378

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber , Folio " and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

-
12. FEATURES: Location of streams, stormwater management systems, drainage pipe systems on or within 50 feet of the property, and the 100-year floodplain, if any. If not in the floodplain, note this on the plan.
 13. B.O.C.A.: Buildings must meet the building code and fire code requirements with regard to type of construction, windows, setbacks, etc.
 14. SPECIAL REQUIREMENTS: For special hearings on two-apartment dwellings, floor plans detailing each floor with room sizes and uses are required. For waterfront construction such as piers, ask for a copy of the waterfront construction checklist(available in Room 109).

ALL OF THE ABOVE INFORMATION MUST BE COMPLETE AND ACCURATE OR THE PETITION CANNOT BE ACCEPTED FOR FILING.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-383-A

District 9th

Date of Posting 5/6/95

Posted for:

Variance

Petitioner:

Samuel Blow

Location of property:

9 Class Ct, S/S

Location of Signs:

Facing roadway on property being zoned

Remarks:

Posted by

M. Steiner
Signature

Date of return:

5/14/95

Number of Signs:

1





Baltimore County
 Zoning Administration &
 Development Management
 111 West Chesapeake Avenue
 Towson, Maryland 21204

receipt

95-383-A

Account: R-001-6150

Number 378

R.T.

Date

4/25/95

Samuel Blow

#9 Glass Court, Balt. Md. 21234

010 — R. VARIANCE — \$ 50⁰⁰

080 — SIGN — \$ 35⁰⁰

TOTAL — \$ 85⁰⁰

MAILED 4/25/95

03A03W0084MCHRC

185.00

Please Make Checks Payable To: Baltimore County

BA 0010:10AM04-25-95

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 378

Petitioner: Samuel Blow

Location: 9 Class Court

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Samuel Blow

ADDRESS: 9 Class Court

Baltimore Md 21234

PHONE NUMBER: 882-0888

301-236-6330 - WORK

AJ:ggs

(Revised 04/09/93)



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

May 4, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-383-A (Item 378)
9 Class Court
S/S Class Court, 358'+/- N of c/l Waltham Wood Road
9th Election District - 6th Councilmanic
Legal Owner(s): Samuel Blow

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before May 7, 1995. The closing date (May 22, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Samuel Blow



MICROFILMED

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

May 15, 1995

Mr. Samuel Blow
9 Class Court
Baltimore, Maryland 21234

RE: Item No.: 378
Case No.: 95-383-A
Petitioner: Samuel Blow

Dear Mr. Blow:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on April 25, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Zoning Supervisor


WCR/jw
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director 
Office of Planning and Zoning

DATE: May 10, 1995

SUBJECT: 9 Class Court

INFORMATION:

Item Number: 378
Petitioner: Blow Property
Property Size: _____
Zoning: DR 5.5
Requested Action: Variance
Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

The applicant requests a variance to allow a side yard setback of one foot in lieu of the minimum required 10 feet and to amend the development plan for Satyr Woods.

Based upon a review of the information provided, staff offers the following comment:

Pursuant to Section 1b01.3A7.b(1) of the Baltimore County Zoning Regulations, an analysis of the subject request reveals that this minor amendment is in accordance with the specific standards and requirements of (BCZR) Article (1B), as required by sub-section 7.b(2).

Notwithstanding the finding that the amendment is in accordance with the appropriate sections of the BCZR and CMDP, staff believes that the applicant will need to prove hardship or practical difficulty to justify the location of the proposed addition.

Prepared by: Jeffrey W. L...
Division Chief: Cary L. K...

PK/JL

ITEM378/PZONE/ZAC1

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 05/05/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF MAY 8, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 378, 379, 380, 381, 382, 383,
384, 386, 388, 389 AND 390.

RECEIVED

MAY 8 1995

ZADM

REVIEWER: LT. ROBERT P. GAUFERWALD
Fire Marshal Office, PHONE 887-4881, MS 1102F

cc: File





Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary

Hal Kassoff
Administrator

5-9-95

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 378 (RT)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/

MICRON

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM

DATE: 5/16/95

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: 5/8/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

378

379

380

381

382

385

386

389

391

40

LS:sp

LETTY2/DEPRM/TXTSBP

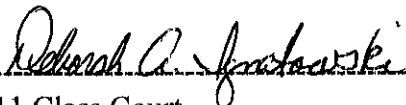
April 21, 1995

To: The Baltimore County Zoning Board

Re: Proposed two car garage at 9 Class Court

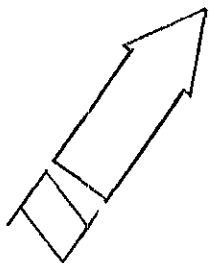
To whom it may concern,

I am the owner of the residence at 11 Class Court. I do not have any objection to the construction of a two car garage at 9 Class Court. I have been informed of the proposed construction and am fully aware of the specifications. I do know that the back corner of the garage will be right against the property line and still have no objection. If necessary I can be contacted for any questions.



11 Class Court
Balto. Md. 21234

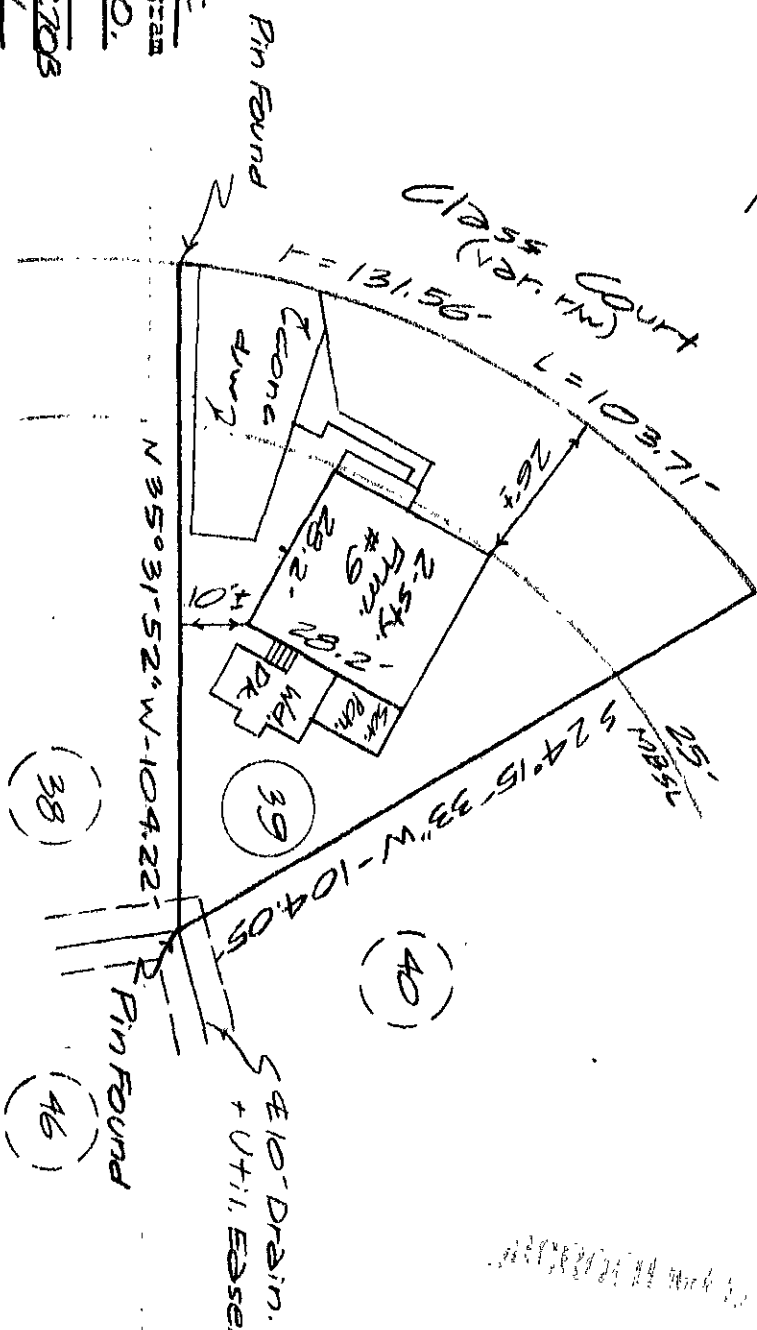
ITEM # 378



ITEM # 378

95-383-A

258.03
244.24



Subject property is shown in Zone C
on the National Flood Insurance Program
Flood Insurance Rate Map of BALTO.
BALTO. Maryland. Panel # 270
Community Panel # 24001002103
Effective Date: March 2, 1981

This is to certify that I have surveyed the property
known as LOT 39, as shown on the plat
of "1st Amended plat of Sec. 3, Satyr Woods"
recorded in Deed Book 46/261, 198 among the
Land Records of Baltimore County, Maryland for the
purpose of locating the improvements thereon.

THIS PLAT SHOWS ONLY THAT THE IMPROVEMENTS ARE
CONTAINED WITHIN THE OUTLINES OF THE LOT AND IS
NOT TO BE USED TO ESTABLISH PROPERTY LINES.



J. Carl Hudgins PL#96

LOCATION SURVEY

Class Court

Satyr Woods

Baltimore County, Md.

NTT ASSOCIATES, INC.

16205 Old Frederick Road
Mt. Airy, Maryland 21771

Phone 442-2031

Scale: 1" = 30'

Date: 8-31-92

Field By: M.H.

Drawn By: M.H.

Drawing # 13873-T

You may use this SAMPLE form

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

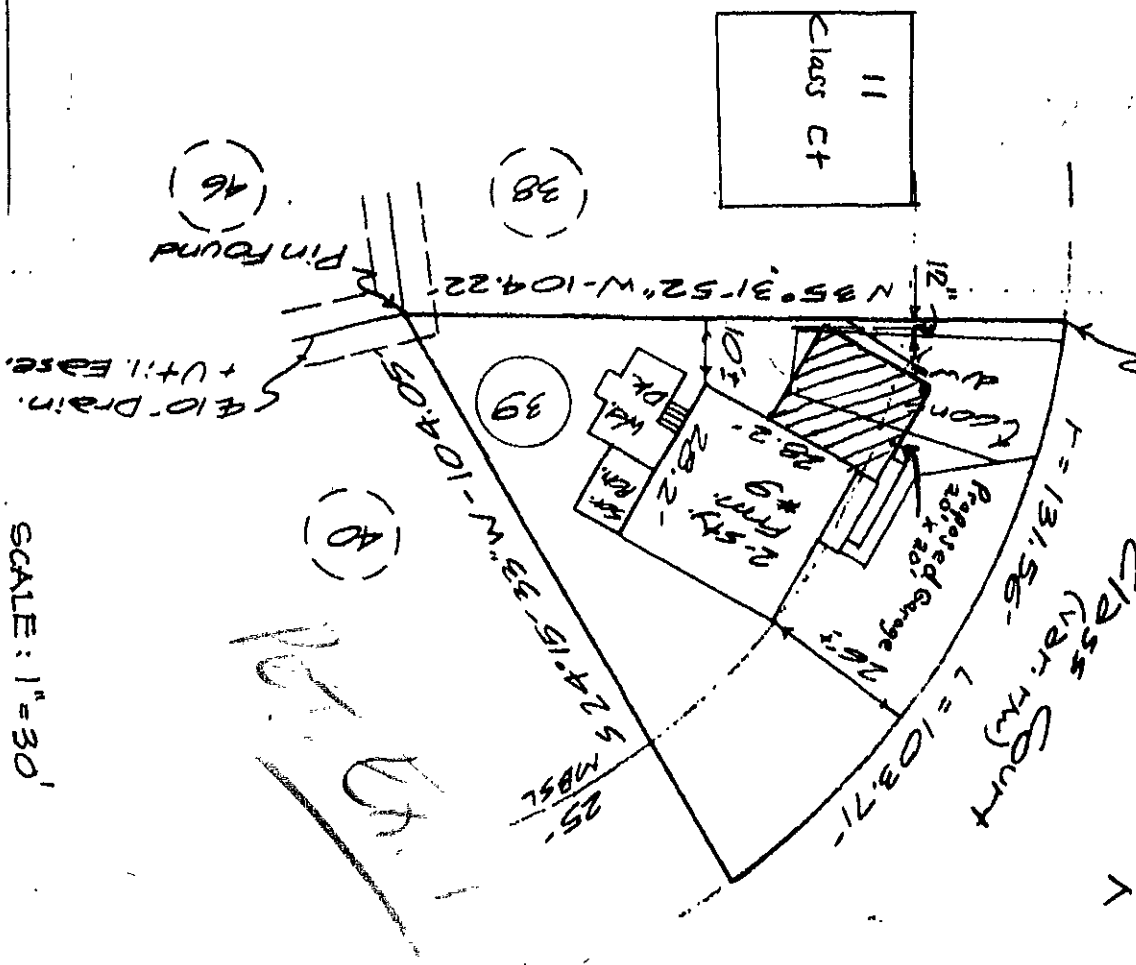
PROPERTY ADDRESS: 9 Class Court see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Satyr Woods 95-383-A

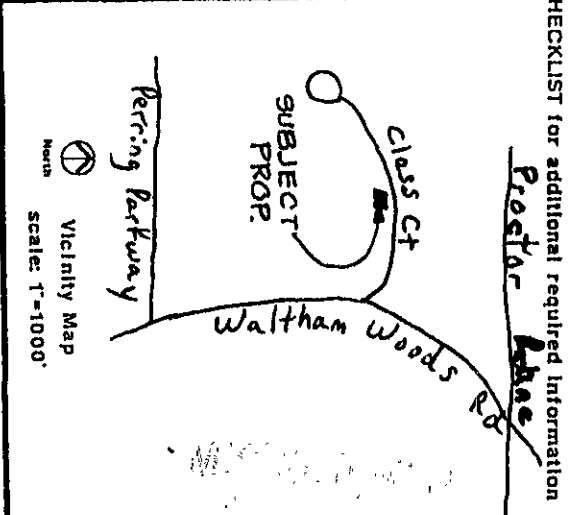
plat book# 46, lot# 98, lot# 39, section# 2

OWNER: Samuel Blow

North
date: 4-24-95
prepared by: B.B.



SCALE: 1"=30'



LOCATION INFORMATION

Election District: 09
Councilmanic District: 6

T=200' scale map#: NE 11-D

Zoning: DR 5.5

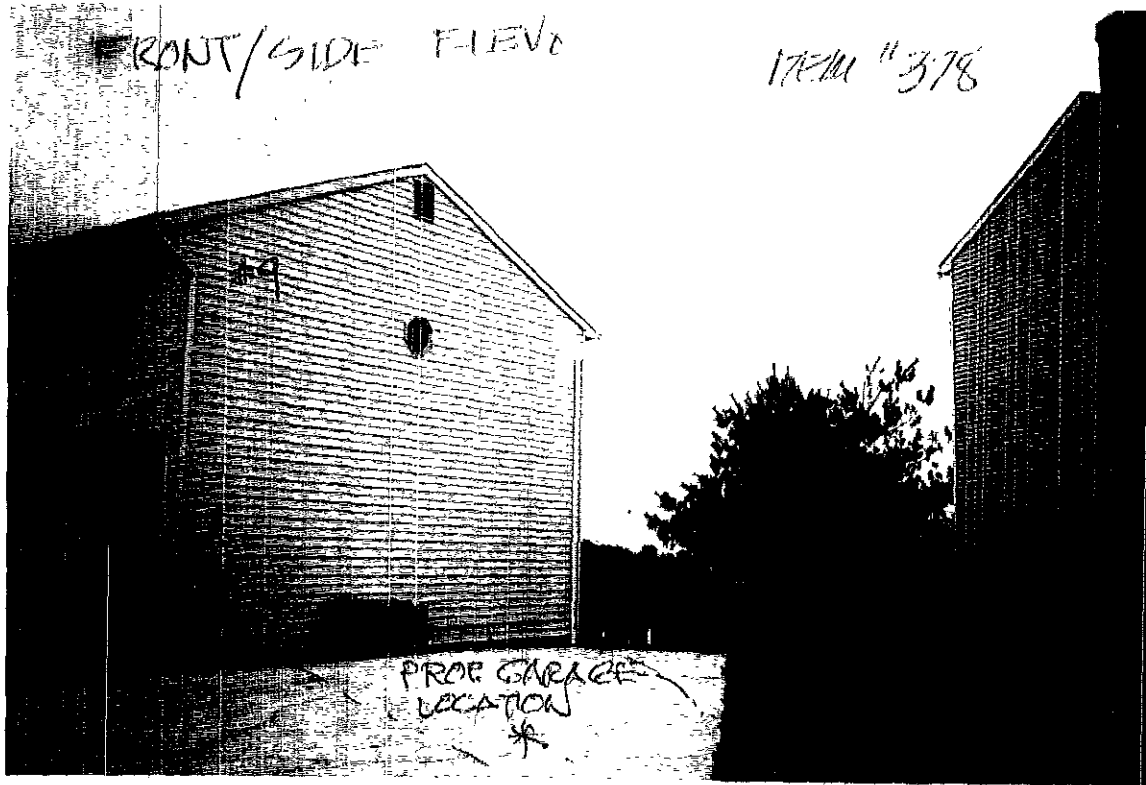
Lot size: 11,940 square feet

Chesapeake Bay Critical Area: ☐ ☒
Prior Zoning Hearings: None

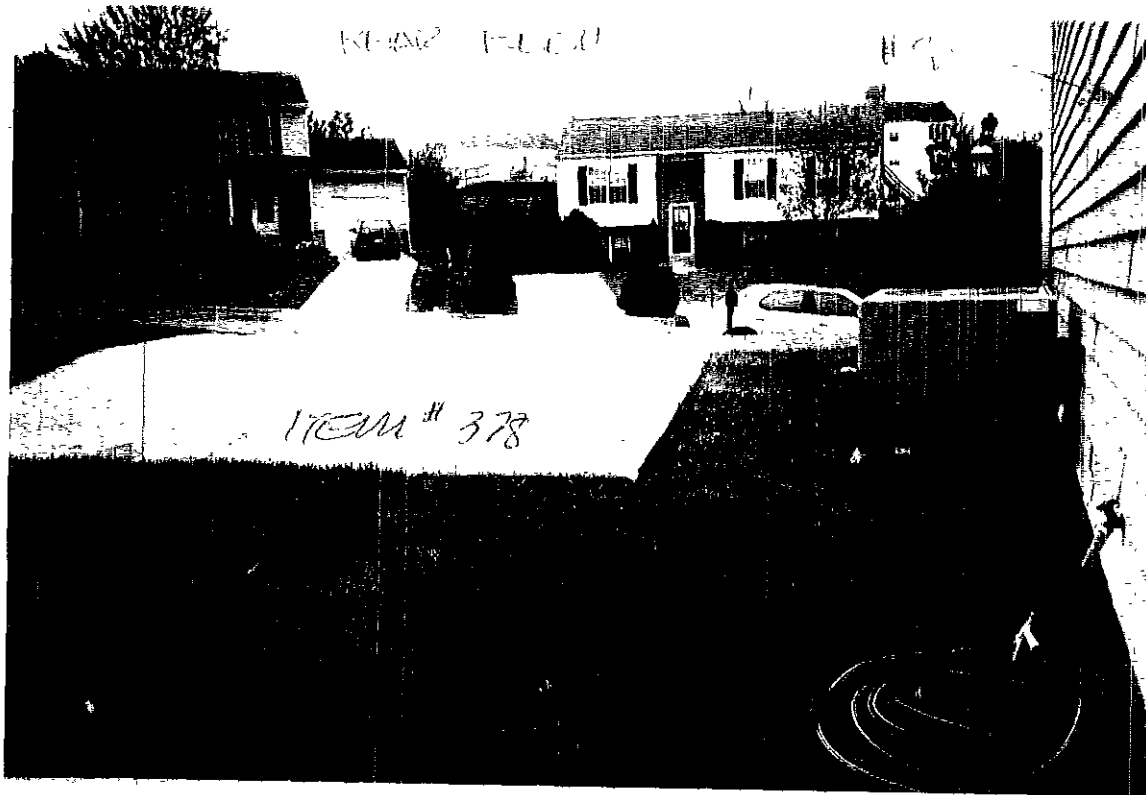
Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

R.T. 378



95-383-A



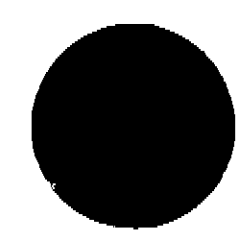
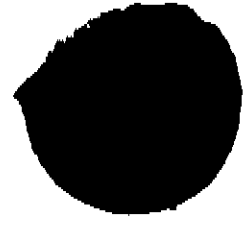


BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

ITEM # 376

SCALE	LOCATION	SHEET
1" = 200' ±	LOCKE RAVEN RESERVOIR AREA	N.E. II-D
DATE OF PHOTOGRAPHY JANUARY 1986		MICROFILMED

95-383-A



[The body of the document contains extremely faint, illegible text that appears to be organized into multiple columns and rows, possibly representing a table or a list of entries.]

IN RE: PETITION FOR ADMIN. VARIANCE
S/S Class Court, 358' N of the
c/1 of Waltham Woods Road
(9 Class Court)
9th Election District
6th Councilmanic District
Samuel Blow
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-383-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 9 Class Court, located in the vicinity of Parkville in the Satyr Woods subdivision. The Petition was filed by the owner of the property, Samuel Blow. The Petitioner seeks relief from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 12 inches in lieu of the minimum required 10 feet for an attached garage, and to amend the Third Amended Final Development Plan of Satyr Woods, accordingly. The subject property and relief sought are more particularly described on the site plan submitted with the Petition filed and marked into evidence as Petitioner's Exhibit 1.

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of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 23 day of May, 1995 that the Petition for Administrative Variance seeking relief from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 12 inches in lieu of the minimum required 10 feet for an attached garage, and to amend the Third Amended Final Development Plan of Satyr Woods, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

May 23, 1995

(410) 887-4386

Mr. Samuel Blow
9 Class Court
Baltimore, Maryland 21234

RE: PETITION FOR ADMINISTRATIVE VARIANCE
S/S Class Court, 358' N of the c/1 of Waltham Woods Road
(9 Class Court)
9th Election District - 6th Councilmanic District
Samuel Blow - Petitioner
Case No. 95-383-A

Dear Mr. Blow:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration Office at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:
That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) are competent to testify therein in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do(es)/presently reside at 9 Class Court
Baltimore Md 21234

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

This two car garage will allow my family to enter into the house without going outside. This would make it safe for them. Also from a safety perspective during inclement weather, walking will not be hazardous. Preserving the value of my cars is also a concern.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Samuel Blow
Signature
Type or print name

STATE OF MARYLAND, COUNTY OF BALTIMORE, to-wit:

I HEREBY CERTIFY, that 24 day of April, 1995, before me, a Notary Public of the State of Maryland, in and for the County of Baltimore, personally appeared

Samuel Blow
Signature
Type or print name

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.

April 24, 1995
My Commission Expires 01/01/99

Greg A. Roof
Notary Public
My Commission Expires 01/01/99

EXAMPLE 3 - Zoning Description - 3 copies

Three copies of the zoning description of your property are required. This is a sample to help you with the description - DO NOT USE THIS FORM FOR "FILL-IN THE BLANKS". Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 9 CLASS COURT, BALTO. MD 21234
(address)

Beginning at a point on the SOUTH side of CLASS COURT
(north, south, east or west) (name of street)

which is 50' (number of feet of right-of-way width)

street on which property fronts)

wide at the distance of 358' NORTH of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street WALTHAM WOOD RD.
(name of street)

which is 70' wide, being lot 39.

(number of feet of right-of-way width)

Block 2 in the subdivision of SATYR WOODS
(name of subdivision)

as recorded in Baltimore County Plat Book 46, Folio 98, containing

11,940 SQ. FT. Also known as 9 CLASS COURT
(square feet or acres) (property address)

and located in the 9 Election District, 6 Councilmanic District.

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber , Folio , and include the measurements and directions (metes and bounds only) here and on the plat in the correct location."

Typical metes and bounds: N. 87° 12' 13" E. 321.1 ft., S. 10° 22' 01" E. 87.2 ft., S. 62° 18' 00" W. 330 ft., and N. 68° 15' 22" W. 80 ft. to the place of beginning.

CK/RESID (TXT/SOPH)
REVISED 5/16/94

10

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 24 Date of Posting 5/4/95

Posted for: Samuel Blow

Petitioner: Samuel Blow

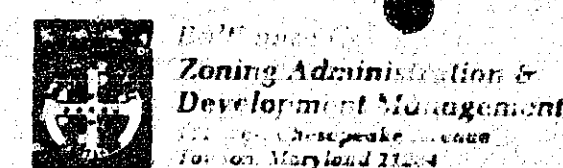
Location of property: 9 Class Ct. p. 1/1

Location of Signs: Facing driveway on property being zoned

Remarks:

Posted by: Michael Date of return: 5/14/95

Number of Signs: 1



Date 4-25-95

Samuel Blow

9 Class Court, Balto. Md. 21234

CH - R. VARIANCE - \$ 50.00

CSG - SIGN - \$ 4.52

TOTAL - \$ 54.52

receipt
95-383-A

Account # 601-6150

Number 378

RTI

334033084MICIRC

\$85.00

Please Make Checks Payable To: Baltimore County 00-104404-25-95

Caution: Notations



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 9 Class Court
which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.C.1

To allow a side yard setback of 12 inches in lieu of the required 10 feet for an attached garage & to amend the 3rd Amended FDP of Satyr Woods.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) 1) To insure the safety of my family, when arriving at night hours. 2) To preserve the finish & value of my cars. 3) To prevent dents & scratches from children's play. * A door will be installed from the garage to the house.

Property is to be posted and advertised as prescribed by Zoning Regulations. I or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Use SS identifying seal and affix, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contact Person/Name: Samuel Blow

Type of Print Name: Samuel Blow

Signature: Samuel Blow

Address: 9 Class Court 301-236-6880-W

City: Baltimore Md 21234

State: MD

Zip: 21234

Phone No: 301-236-6880

Business Hours: 9:00 AM - 5:00 PM

Other Address and Contact Information (if applicable):

A Public Hearing having been requested and/or found to be required, it is ordered, that the Zoning Commissioner of Baltimore County, the undersigned, shall cause notice of this petition to be posted in a public hearing, advertisement or meeting to be held by the Zoning Commissioners of Baltimore County, in the new system of periodic circulation throughout Baltimore County, and that the property be registered.

Signature of Zoning Commissioner of Baltimore County

Signature of Petitioner

Signature of Attorney for Petitioner

Signature of Agent for Petitioner

Signature of Agent for Petitioner

Signature of Agent for Petitioner

Signature of Agent for Petitioner

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Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

May 4, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-383-A (Item 378)
9 Class Court
478 Class Court, 358 1/2 W of c/l Waltham Wood Road
9th Election District - 6th Councilmanic
Legal Owner(s): Samuel Blow

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a referee regarding the administrative process.

1) Your property will be posted on or before May 7, 1995. The closing date (May 22, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon

Arnold Jablon
Director

cc: Samuel Blow

Printed with Soybean Ink
on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

May 15, 1995

Mr. Samuel Blow
9 Class Court
Baltimore, Maryland 21234

RE: Item No.: 378
Case No.: 95-383-A
Petitioner: Samuel Blow

Dear Mr. Blow:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by the Office of Zoning Administration and Development Management (ZADM), Development Control Section on April 25, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.

W. Carl Richards, Jr.
Zoning Supervisor

MCR/jw
Attachment(s)

Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director
Office of Planning and Zoning

DATE: May 10, 1995

SUBJECT: 9 Class Court

INFORMATION:

Item Number: 378

Petitioner: Blow Property

Property Size: _____

Zoning: DR 5.5

Requested Action: Variance

Hearing Date: _____

SUMMARY OF RECOMMENDATIONS:

The applicant requests a variance to allow a side yard setback of one foot in lieu of the minimum required 10 feet and to amend the development plan for Satyr Woods.

Based upon a review of the information provided, staff offers the following comment:

Pursuant to Section 1b01.3A7.b(1) of the Baltimore County Zoning Regulations, an analysis of the subject request reveals that this minor amendment is in accordance with the specific standards and requirements of (BCZR) Article (1B), as required by sub-section 7.b(2).

Notwithstanding the finding that the amendment is in accordance with the appropriate sections of the BCZR and CNDP, staff believes that the applicant will need to prove hardship or practical difficulty to justify the location of the proposed addition.

Prepared by: *Jeffrey W. L...*

Division Chief: *Carol L...*

PK/JL

ITEM378/PZONE/ZAC1

Baltimore County Government
Fire Department



700 East Joppa Road, Suite 901
Towson, MD 21286-4500

(410) 887-4500

DATE: 05/08/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
May 10, 1995

Mr. Samuel Blow

111 West Chesapeake Avenue
Towson, MD 21204

Dear Mr. Blow:

Re: 9 Class Court

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by the Office of Zoning Administration and Development Management (ZADM), Development Control Section on April 25, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

RECEIVED
MAY 8 1995

ZADM

cc: Mr. Blow

Pat Keller

Printed with Soybean Ink
on Recycled Paper

Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 378 (RT)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM
FROM: DEPRM
Development Coordination
SUBJECT: Zoning Advisory Committee
Agenda: 5/8/95

DATE: 5/14/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 378
379
380
381
382
385
386
389
391

LS:sp

LETTY2/DEPRM/TXTS8P

April 21, 1995

To: The Baltimore County Zoning Board

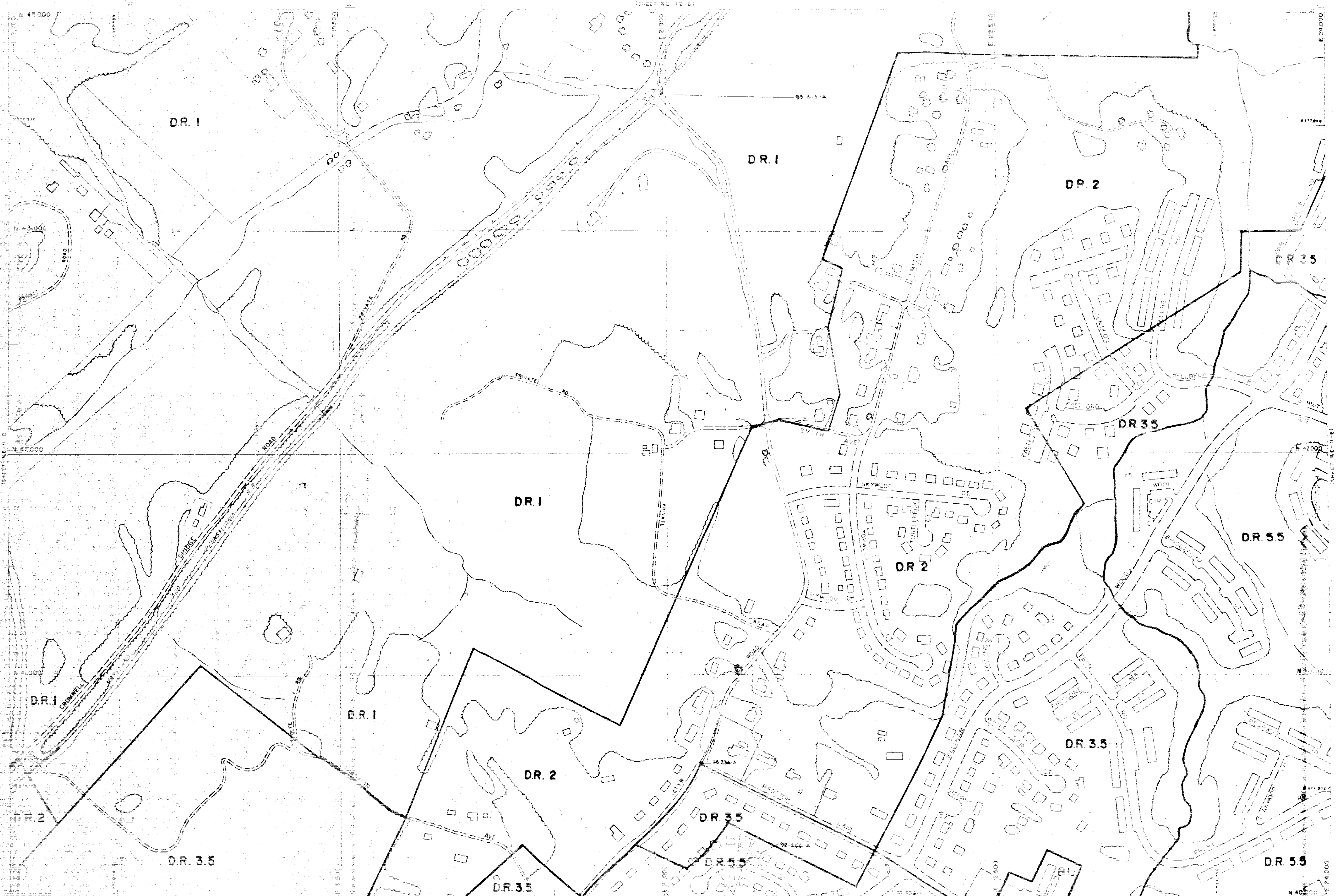
Re: Proposed two car garage at 9 Class Court

To whom it may concern,

I am the owner of the residence at 11 Class Court. I do not have any objection to the construction of a two car garage at 9 Class Court. I have been informed of the proposed construction and am fully aware of the specifications. I do know that the back corner of the garage will be right against the property line and still have no objection. If necessary I can be contacted for any questions.

Richard A. Fucharski
11 Class Court
Balto Md 21234

ITEM # 378



R-SE
R-NE
THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY SUCHART-HORN, INC. BALTIMORE, MD. 21210

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Bill Nos. 144-92, 145-92, 146-92, 147-92, 148-92, 149-92, 150-92
Chairman, County Council

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Bill Nos. 144-92, 145-92, 146-92, 147-92, 148-92, 149-92, 150-92
William A. Harwood
Chairman, County Council

SCALE 1" = 200'	LOCATION LOCH RAVEN RESERVOIR AREA	DATE OF PHOTOGRAPHY JANUARY 1986	SHEET NE 11-10
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95-383-A



95-383-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

SCALE 1" = 200'	LOCATION LOCKE RAVEN RESERVOIR AREA	SHEET NE 11-D
DATE OF PHOTOGRAPHY JANUARY 1986		